

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Greenville County**

State: **SC**

PJ's Total HOME Allocation Received: **\$16,473,177**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	11		
Program Progress:							
% of Funds Committed	98.57 %	98.23 %	5	96.45 %	70	67	
% of Funds Disbursed	97.48 %	88.34 %	2	87.93 %	91	89	
Leveraging Ratio for Rental Activities	0.56	5.58	5	4.73	9	11	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	90.91 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	58.03 %	63.73 %	7	70.15 %	25	25	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.91 %	81.90 %	5	80.67 %	79	73	
% of 0-30% AMI Renters to All Renters***	63.64 %	33.74 %	2	45.30 %	85	82	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	94.11 %	1	95.32 %	100	100	
Overall Ranking:			In State:	4 / 11	Nationally:	48 49	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$59,423	\$14,291		\$26,635	11 Units	2.50 %	
Homebuyer Unit	\$47,894	\$32,703		\$14,938	250 Units	57.30 %	
Homeowner-Rehab Unit	\$22,509	\$20,313		\$20,675	175 Units	40.10 %	
TBRA Unit	\$0	\$548		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Greenville County SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$92,617	\$93,666	\$23,912
State:*	\$75,859	\$10,227	\$22,126
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 1.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.8

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	36.4	23.3	68.6	0.0
Black/African American:	54.5	65.1	30.3	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	9.1	0.8	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.6	0.0

ETHNICITY:

Hispanic	0.0	10.8	0.6	0.0
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HOUSEHOLD SIZE:

1 Person:	18.2	20.5	53.1	0.0
2 Persons:	27.3	30.5	34.3	0.0
3 Persons:	9.1	26.1	5.1	0.0
4 Persons:	27.3	14.9	4.0	0.0
5 Persons:	18.2	4.0	2.3	0.0
6 Persons:	0.0	3.2	0.6	0.0
7 Persons:	0.0	0.4	0.0	0.0
8 or more Persons:	0.0	0.4	0.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	18.2	15.7	13.1	0.0
Elderly:	0.0	9.2	63.4	0.0
Related/Single Parent:	63.6	48.2	9.1	0.0
Related/Two Parent:	0.0	16.9	8.0	0.0
Other:	18.2	10.0	6.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	9.1	0.0 [#]
HOME TBRA:	0.0	
Other:	27.3	
No Assistance:	63.6	

of Section 504 Compliant Units / Completed Units Since 2001 16

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Greenville County State: SC Group Rank: 48
 (Percentile)
 State Rank: 4 / 11 PJs Overall Rank: 49
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	58.03	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.91	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.38	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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